MARYLAND HISTORICAL TRUST ADDENDUM SHEET
INTERCOUNTY CONNECTOR PROJECT

Property Name: Rockville Park Historic District
Survey No.: M:26-13 (PACS B3.5-B3.11/B3.16-B3.28)

Property Address Route 28 (First Avenue) and Baltimore Road Area, Rockville, Montgomery County, Maryland
Owner Name/Address Multiple
Year Built circa 1890 - 1945

Description:
Rockville Park was previously surveyed in 1975 by the Maryland-National Capital Park and Planning Commission. Since the time of the previous survey, the area has had some new home construction and some of the earlier homes in the area have been altered. The section of Rockville Park east of Route 28 (First Avenue) is characterized by late nineteenth and early twentieth century styles, including the Four-square, front- and side-gable cottages, and cottages with bungalow features. In general, the architectural integrity of these structures is fair to poor, with many exhibiting additions and alteration of materials. Rockville Park west of Route 28 (First Avenue) is characterized by a variety of architectural styles, including Folk Victorian, Queen Anne, Gable-front-and-wing, Tudor Revival, Colonial Revival, and Bungalows. This section of Rockville Park was the earliest portion developed, and the majority of the structures have good to excellent integrity of setting, form and materials.
While Rockville Park was developed in the late nineteenth century as a suburban subdivision, the east and west sections of the neighborhood are now divided by Route 28 (First Avenue), which is a four-lane divided roadway in this area. The visual and physical barrier which this roadway provides, has created the feeling of two separate neighborhoods on the east and west sides of Route 28.

National Register Evaluation:
The Rockville Park Historic District, developed in the late nineteenth century, was previously surveyed by the Maryland-National Capital Park and Planning Commission in 1975. The section of Rockville Park east of Route 28 (First Avenue) is not eligible for the National Register of Historic Places, as the neighborhood is characterized by undistinctive building types, most with marginal integrity. In addition, this section of Rockville Park has become physically and visually separate from the section of the development on the west side of Route 28 (First Avenue).

Rockville Park, to the west of Route 28, however, is eligible for the National Register of Historic Places, under Criteria A and C. The area is eligible under Criterion A, as a good example of an early suburban development in Montgomery County. In the mid-1880s, suburban real estate developers began to attract wealthier buyers by increasing lot sizes and adding amenities to the communities. The shift in attitude from urban to suburban living, altered the pattern of development in Montgomery County, as communities like Rockville Park were established. In addition, the neighborhood continues to represent a cohesive grouping of late nineteenth and early twentieth century architectural styles, which retain considerable integrity of setting, feeling, and materials, and therefore, the district is eligible under Criterion C. The period of significance for the district extends from circa 1890 to 1945. Historic research indicates that the neighborhood has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. Finally, the area has no known potential to yield important information, and therefore, does not meet Criterion D.

Verbal Boundary Description and Justification:
The Rockville Park Historic District is bounded by Viers Mill Road on the south, Baltimore Road on the north, Route 28 (First Avenue) on the east, and Stonestreet Avenue on the west. The district includes properties on Grandin Avenue, Mapleton Road, Maple Avenue, Joseph Street, Reading Avenue, and Baltimore Road. The boundaries of the historic district do not include the section of Rockville Park on the east side of Route 28 (First Avenue), as the neighborhood is characterized by undistinctive building types, most with marginal integrity. In addition, this section of Rockville Park is now physically and visually separated by the four-lane divided roadway (Route 28).

MHT CONCURRENCE:
Eligibility X recommended ____ not recommended
Criteria X A ___ B X C ___ D **Considerations** ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
Comments: Determination is based on limited documentation — more research & evaluation is desirable.

E. Hannold/K. Williams 11/25/1996 — Reviewer, Office of Preservation Services — Date
Reviewer, NR program — 3/4/02 — Date

Preparer:
P.A.C. Spero & Company
December 1996

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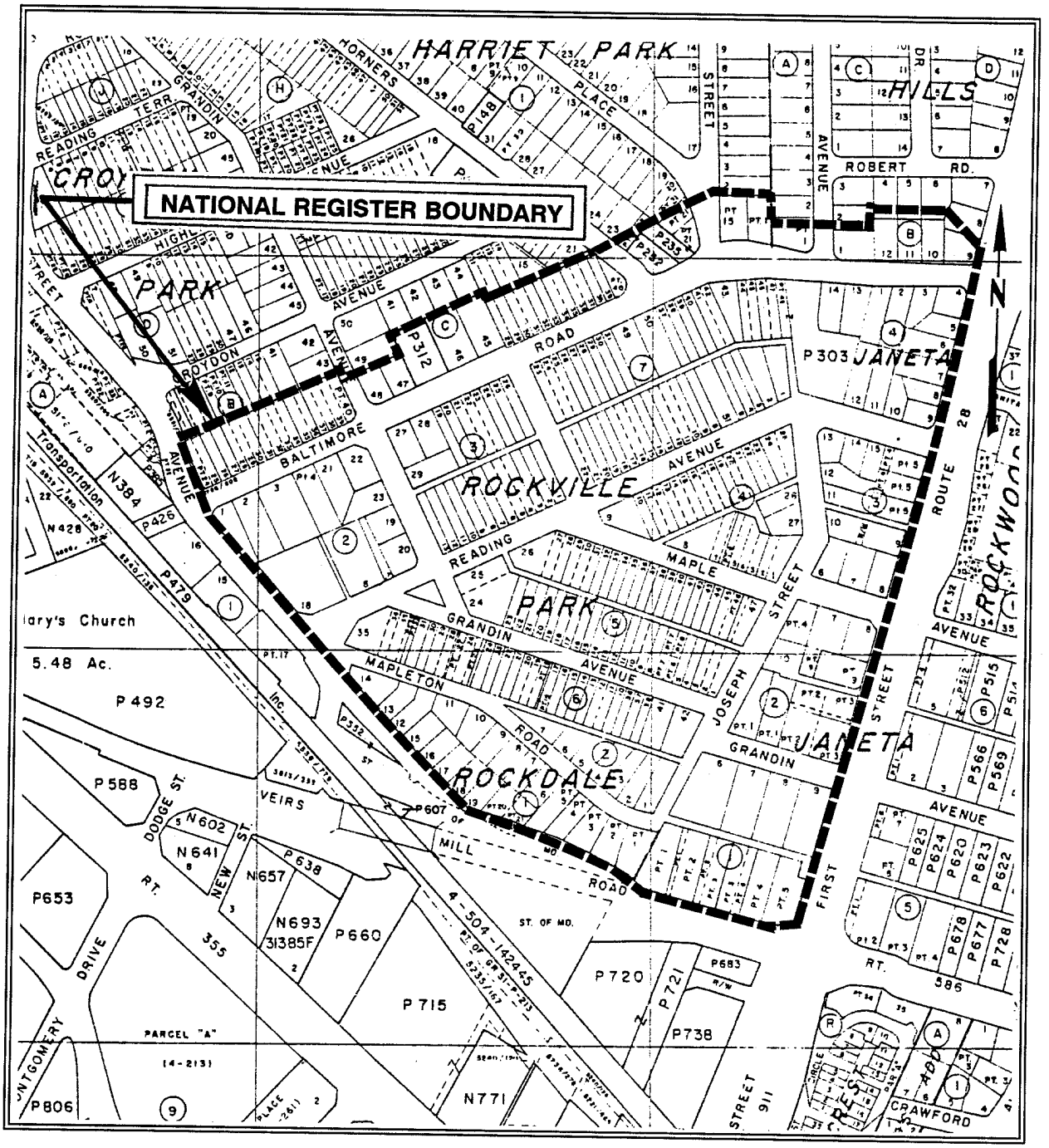
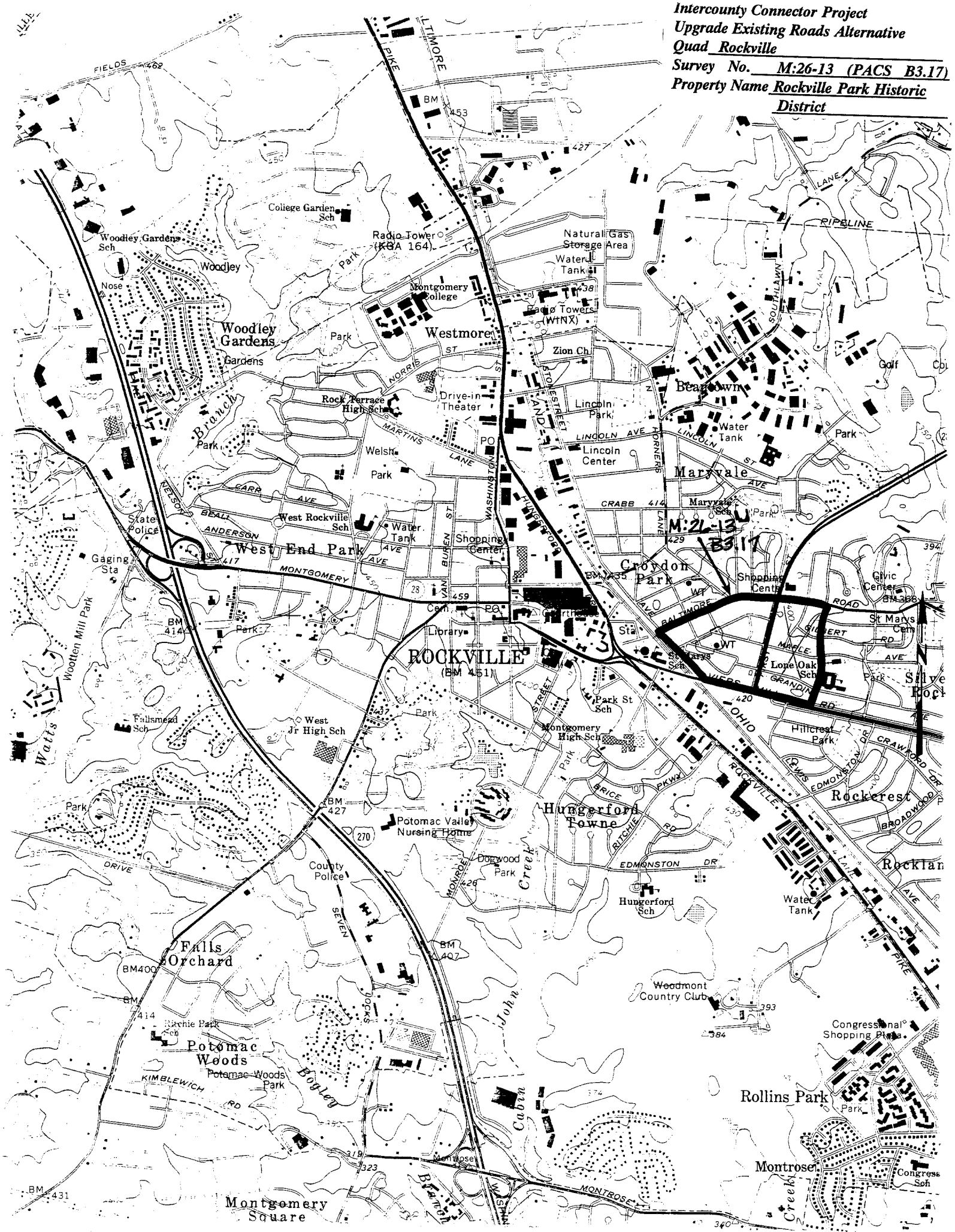
Resource Sketch Map and National Register Boundary Map:



Preparer:
P.A.C. Spero & Company
December 1996

Intercounty Connector Project
Upgrade Existing Roads Alternative
Quad Rockville
Survey No. M:26-13 (PACS B3.17)
Property Name Rockville Park Historic District



1 M: 26-13

2 Rockville Park & Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Spero and Company, 40 W. Chesapeake Ave.
Suite 412 Towson MD 21204

7 900 Block Grandin, north side

8 1 of 19

1 M:26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Spero and Company 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 900 Block Grandin, South side

8 2 of 19

1 M:26-13

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5 June 1996

6 PAC Spero and Company, 40 W. Chesapeake Ave., Suite 412 Towson MD 21204

7 900 Block Maple Ave., South side

8 3 of 19

1 M:26-13

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6 PAC Spero and Company, 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 900 Block Maple Ave., north side

8 4 of 19

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6 PAC Spero and Company, 40 W. Chesapeake Ave.,
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7 900 Block Maple Ave, south side

8 5 of 19

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6 PAC Spero and Company, 40 W. Chesapeake Ave.
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7 300 Block Woodburn Rd, west side

8 6 of 19

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6 PAC Spero and Company, 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 500 Block Denham Road, west side

8 1 of 19

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6 PAC Spero and Company, 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 500 Block Denham Rd. east side

8 8 of 19

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6 PAC Spero and Company 40 W. Chesapeake Ave
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7 Anita Court,

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6 PAC Spero and Company 40 W. Chesapeake Ave.
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7 Anita Court

8 10 of 19

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6 PAC Spero and Company, 40 W. Chesapeake Ave., Suite 412 Towson MD 21204

7 Baltimore Road, 300-400 blocks, north side

8 11 of 19

1 M:26-13

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5 June 1996

6 PAC Spero and Company, 40 W. Chesapeake Ave., Suite 412, Towson MD 21204

7 Baltimae Rd. 300-400 Blocks, south side

8 12 of 19

SPEED LIMIT
25

1 M:26-13

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6 PAC Spero and Company, 40 W. Chesapeake Ave. Suite 412, Towson MD 21204

7 Baltimore Road. 200-300 Blocks, south side

8 13 of 19

1 M: 26-13

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5 June 1996

6 PAC Specs and Company, 40 W. Chesapeake,
Suite 412 Towson MD 21204

7 Baltimore Road, 200-300 Blocks, south side

8 14 of 19

1 M:26-13

2 Rockville Park Historic District

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5 June 1996

6 PAC Spero and Company, 40 W. Chesapeake Ave, Suite 412 Towson MD 21204

7 Baltimore Road, 200-300 Blocks, south side

8 15 of 19

1 M:26-13

2 Rockville Park Historic District

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5 June 1996

6 PAC Spero and Company, 40 W. Chesapeake Ave.
Suite 412, Towson MD 21204

7 Crandin Ave, south side

8 16 of 19

1 M:26-13

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6 PAC Spero and Company, 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 Crandin Ave, 700 Block, north side

8 17 of 19

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6 PAC Spero and Company, 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 Crandin Ave., 800 Block, north side

8 18 of 19

1 M:26-13

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3 Montgomery County

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5 June 1996

6 PAC Spero and Company, 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 Reading Ave., 200-300 Blocks, south side

8 19 of 19